



**BOARD OF SELECTMEN**  
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**BOARD MEETING MINUTES**  
**September 4, 2018**  
**9:00 a.m.**

**Selectmen Present:** Nancy Carney, Daniel Baker, Charles Kenison

Ms. Carney called the meeting to order at 9 a.m.

**PRIMARY:**

**9:00 CONFERENCE CALL - MARK STETSON, AVITAR**  
**- WoodBrook Boat Slips**

Ms. Carney shared with Mark Stetson that the Selectmen met with members of the WoodBrook Association regarding six boat slips they were taxed for and don't own. The Selectmen were questioned on whether or not the Town could tax when state property, being in the water. Association members felt the Town was taxing people because they had boats in their parking area. Mr. Stetson stated they were being taxed for the use of the boat slip and not the boat slip itself. Mr. Stetson stated there were two associations – one for each of the dock structures and they have rented the dock space. Mr. Stetson shared what they had gleaned from sales is property with a boat slip sold for more. New Hampshire is pretty clear on taxing on the bundle of rights. WoodBrook was taxed for six boat slips because Mr. Stetson couldn't find the owners. Ms. Carney mentioned that the association paid their tax bill as they thought it was for a building but it was for boat slips. Mr. Baker asked for examples of where property sold for more with access to a dock and without access. Mr. Baker noted that the association was looking for an explanation as to why Stateline campground wasn't taxed for that and Mr. Baker asked if the difference was because they were not a condominium with land. Mr. Stetson explained that a camper was brought into the campground and they could be charged more to bring a boat in versus a campground owner and leasing a dock for a year or more – that was value. Mr. Baker asked if a dock was listed as a feature. Mr. Stetson stated the value for a residential dock was apparent for the waterfront because those docks are taken out of the water and are not there on April 1<sup>st</sup>. Mr. Stetson stated at WoodBrook they are being taxed for the use of the dock. Mr. Baker stated that was the explanation the Selectmen needed. Mr. Baker mentioned the association was looking for something legal. Ms. Carney share it was common land that the dock for the boat slips were coming from. Mr. Stetson shared they are not taxing for the dock itself but taxing for the value to access. Ms. Carney also shared that the dock was locked and only owners of boat slips had access.

Mr. Baker asked if there was an abatement issue – where we charged common land at WoodBrook in error. If the property owners of the six boat slips could be identified, Mr. Stetson would abate WoodBrook. Mr. Baker asked if the Selectmen had authority to abate something last year. Mr. Stetson explained that the statute changed about three years ago and it was as clear as mud. Mr. Stetson reviewed RSA 76:16.

Ms. Favreau asked if we should get the list of the owners in order to tax the appropriate owners. Mr. Baker mentioned the value increase. Mr. Stetson shared that over the last 10 years, sales prices at WoodBrook have gone crazy.

Ms. Favreau asked if Mr. Stetson could get her samples of sales. Mr. Stetson would follow-up with Ms. Favreau.

The Selectmen thanked Mr. Stetson for talking with them.

Ms. Carney asked about people that have a dock in at Laurel Lake all of the time. Ms. Favreau stated their value was in the land.

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**APPROVE MINUTES**  
**- August 27, 2018**

Mr. Baker made a motion to approve the minutes. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**BOARD MEETING MINUTES**  
**September 4, 2018**

**\*\*\* APPROVE MANIFESTS**

Mr. Baker made a motion to approve the manifests. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**\*\*\* REVIEW SIGNATURE FOLDER – The Selectmen reviewed and signed.**

**\*\*\* CONSTRUCTION PERMIT**  
**- Map 12 Lot 63-1**

**Map 12, Lot 63-1** – Mr. Baker made a motion to approve the Permit for Map 12, Lot 63-1. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0  
The Selectmen agreed that an Occupancy Permit wasn't needed.

**9:15 MEET WITH BILL HARPER**

Bill Harper met with the Selectmen to discuss the questions he had regarding the clock tower in order to submit a bid. Mr. Harper shared that he has a number for the design phase and construction phase. Mr. Harper mentioned that it would be a hybrid and that he had tracked down some white oak. Mr. Harper discussed the type of material that would be used and he mentioned the tower wasn't square. Mr. Harper stated he doesn't have the details from Ben Tyre. He also stated it was wise to coordinate with the tower guys and use the same lift. Mr. Baker mentioned the steeple, bell tower and the clock tower would be disassembled - next year. Mr. Baker shared that the Selectmen wanted to get the steeple off this winter. Discussion was held on the weakness of the steeple, the shaking that occurs when the bell strikes, taking the bell off, taking the clock and bell towers off in phases due to the expense of the crane, and closing up for the winter. Mr. Harper discussed salvaging the clock face, not the siding and having the crane on site for a week instead of a month. Mr. Harper also discussed the work to be done and the cost involved. Mr. Baker asked if Mr. Harper would replace or repair the beams. Mr. Harper shared that there was more rot than anticipated and mentioned that some posts could be salvaged. Mr. Harper suggested a meeting would be helpful. Mr. Baker asked for the cost to replace. Mr. Harper shared that Mr. Tyre's design phase, the construction phase were \$5,000 each and American for three days was just under \$12,000. Mr. Harper thought the whole thing could be taken down in three days. Mr. Baker asked if Mr. Harper was willing to take the steeple down. Mr. Harper stated he was willing to help. Mr. Harper reviewed the breakdown of costs with an estimated total of \$150,000.

Mr. Baker asked Mr. Harper for any advice. Mr. Harper shared that he would try to make a combined effort and they would be well ahead of the game with two project managers and an engineer.

Mr. Baker stated the next step was a conference call. Mr. Harper agreed. Mr. Baker asked about prepping time. Mr. Harper thought it would be 1 ½ weeks and he would need a big lift. Mr. Baker asked if the crane would be here the entire time. Mr. Harper stated it wouldn't, that it was a lift and the cost was included. Mr. Harper asked who was working on the steeple. Mr. Baker shared it was Jay Southgate. Mr. Harper thought it would be good to let Mr. Tyre know what direction was being taken as he was somewhat retired.

The Selectmen decided to hold off painting the remainder of the front of the Town Hall until the work on the steeple was completed. Mr. Harper agreed.

The Selectmen thanked Mr. Harper for meeting with them.

Mr. Kenison asked for a price on caulking the front steps. Mr. Harper would follow-up with Ms. Favreau.

**9:45 MEET WITH WALTER ADAMS**  
**- Trash Business at 7 Sandy Hollow Road**

Walter Adams met with the Selectmen to discuss his trash business at the property he rents. Mr. Adams had a couple of questions and wanted to know who made the complaint as it cost him a lot of money. Mr. Adams shared that he has found a temporary storage spot for his large truck and has moved a lot of stuff. Mr. Adams stated he was evicted. Mr. Adams shared that Dick Thackston told him that he had to be evicted to keep the Town of Fitzwilliam satisfied and that the property had to be cleaned up. Ms. Carney shared that the Selectmen's letter had nothing to do with the eviction. Mr. Adams mentioned that if someone had just stopped to talk with him, he would have taken care of it. Ms. Carney shared that maybe the Health Officer looked into it. Ms. Favreau shared that the Selectmen's office had contacted the Health Officer. Ms. Favreau had sent a letter to the property owner, who was responsible. Mr. Baker shared if Mr. Adams had cleaned everything out, he was in compliance. Mr. Adams stated he was almost there. Ms. Carney shared that if Mr. Adams had gone to the Planning Board, they might have sent him to the ZBA, but the tools of his business being on the property is considered a business in Fitzwilliam.

## **BOARD MEETING MINUTES**

### **September 4, 2018**

Mr. Adams shared that he didn't want the property owner to get fined and that Mr. Thackston told him that the property owner would be fined. Mr. Adams stated he would be completely off of the property by September 29th. Mr. Baker stated then there wouldn't be any fines. Mr. Adam's asked if the truck he uses every day could be brought to the property. He returns in the evenings about 8:30 p.m. Ms. Carney stated it was fine as it was his work truck. Ms. Carney mentioned that she saw that he was working on cleaning the property up. Ms. Carney shared with Mr. Adams that it was never the intent of the Selectmen to get him evicted, and it wasn't any problem with him bringing his big truck back to the property.

Mr. Adams mentioned that he was looking at a property in Fitzwilliam that has easements and asked about setbacks. Mr. Baker stated setbacks was zoning and easements (a deeded right-of-way) has nothing to do with the Town. Ms. Favreau shared if he planned on running a business, he would need the proper permits.

Mr. Adams asked if the Selectmen had any questions for him. Ms. Carney thanked him for coming in. Mr. Adams mentioned that Mr. Thackston told him even though he was leaving on the 29<sup>th</sup>, he still needed to evict him. Mr. Adams shared that he would continue to move forward to keep everyone happy.

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#### **REVIEW EXPENSES FOR MEADOWOOD ASSEMBLY HALL**

##### **- Meeting scheduled 9/10 with recreation department to discuss**

Ms. Favreau shared the Recreation Commission would be meeting with the Selectmen on the 10<sup>th</sup>. Ms. Favreau mentioned that Winston Wright came in and explained the testing that was done.

Mr. Baker asked if a proposal of use was received from the Recreation Commission with information on cost and liabilities, the Selectmen would then talk with the Budget Committee and the proposal would be brought up at Town Meeting. Ms. Favreau confirmed that was the process.

Ms. Carney noted this was just the assembly hall. The Selectmen would need to have something in place should any questions arise at Town Meeting regarding what would be done with the rest of the property. Mr. Baker shared the Selectmen needed to meet with the Recreation Commission and layout a plan. The plan needed to include on-going maintenance and liability costs. Mr. Baker felt the Selectmen could help them but the Recreation Commission would need to spear head. Mr. Baker asked what else could be done with the property. Ms. Carney mentioned it could be rented out or used for committee meetings. Mr. Baker mentioned that it would require someone to manage the property but there wasn't any reason to go forward if the Recreation Commission wasn't interested in managing the property. Ms. Favreau stated it would be an asset for the Town. Mr. Kenison thought someone would be there all of the time. Discussion was held on seeing what they come in with, lay it out ahead of time, and the need to hear their pros and cons. Mr. Kenison mentioned that maybe it was time to consider having someone manage all of the Town buildings. Mr. Baker stated as we acquire more and more, we need someone who is responsible for them, including inspections.

Ms. Favreau would talk with Cindi Beede to let her know what the Selectmen wanted in addition to uses.

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#### **REVIEW INFORMATION ON OTHER TOWN CONSTRUCTION PERMITS**

##### **- Sheds**

Ms. Favreau shared that the Selectmen had touched briefly on the permits, specifically sheds and she found that most of the other towns don't require a Construction Permit for a shed under 120 square feet. Ms. Favreau mentioned that she found a letter from Rindge that mentions one of their biggest problems was getting permits, so Fitzwilliam isn't the only one.

Ms. Favreau asked the Selectmen if they wanted to amend the Construction Permit. Ms. Favreau noted this change doesn't need to go to Town meeting, it would if changing zoning requirements. Mr. Baker mentioned that setbacks would still need to be met and if placement of the shed violated the setbacks, the property owner would be asked to move it. Mr. Baker thought it would be easier if 120 square feet.

Ms. Carney made a motion to change the shed measurement that doesn't need a Construction Permit from 50 square feet to 120 square feet. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Yes, Mr. Kenison – Yes. Approved – 3-0

#### **OTHER BUSINESS:**

- **REVIEW LETTER FROM MATT BUONOMANO** – The Selectmen reviewed.
- **EVERSOURCE WORKING ON PRESENTATION FOR STREET LIGHT REPLACEMENT – WILL SCHEDULE MEETING FOR OCTOBER** – Ms. Favreau shared Laurel Bovine would be working on a replacement presentation for the Selectmen to review.

Ms. Carney shared that next Tuesday, September 11<sup>th</sup>, polls open at 8 a.m. Ms. Carney noted that she could be at the Town Hall from 8 a.m. until Noon. Mr. Baker could do the morning until Ms. Carney returns. Mr. Kenison could do the afternoon. Ms. Carney discussed the details of the day.

## **BOARD MEETING MINUTES**

**September 4, 2018**

Ms. Favreau reported that the additional voting machine has been received.

Mr. Kenison asked if one of the Selectmen could replace him at the Planning Board meeting on the 18<sup>th</sup>. Ms. Carney wasn't available and Mr. Baker would check his schedule. Ms. Favreau noted that it would be ok if a Selectmen's representative wasn't at the meeting.

Ms. Favreau discussed the Budget Committee meeting last Thursday and shared they liked Mr. Baker's suggestion about reviewing the budgets. Their meeting schedule would be compressed, and they would start in November.

Ms. Carney noted that Mr. Baker was the Selectmen's representative on the Budget Committee last year and shared that she liked to attend as she felt should there be any questions they could get answers and there was less of a disconnect.

Mr. Baker made a motion for Ms. Carney to serve as the Selectmen's Representative on the Budget Committee. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Abstained, Mr. Kenison - Yes. Approved – 2-0

### **ON-GOING BUSINESS:**

#### **- STEEPLE PROJECT**

**September Meeting Schedule: 9:00 am – Tuesday, September 4, 2018**

**7:00 pm – Monday, September 10, 2018**

**7:00 pm – Monday, September 17, 2018**

**7:00 pm – Monday, September 24, 2018**

Mr. Kenison made a motion to adjourn the meeting at 10:23 p.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:

Sheryl White  
Secretary to the Board of Selectmen

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Nancy Carney, Chairman

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Daniel Baker

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Charles Kenison  
Board of Selectmen